

178.0

0010

0002.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTON

APPRAISED:

Total Card / Total Parcel

724,500 / 724,500

USE VALUE:

724,500 / 724,500

ASSESSED:

724,500 / 724,500



PROPERTY LOCATION

No	Alt No	Direction/Street/City
7		VIRGINIA RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: SEGAL ROBERT G-ETAL	
Owner 2: YELLIN JANICE W	
Owner 3:	

Street 1: 7 VIRGINIA ROAD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1:

Owner 2:

Street 1:

Twn/City:

St/Prov: Cntry:

Postal:

NARRATIVE DESCRIPTION

This parcel contains 7,120 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1949, having primarily Vinyl Exterior and 1504 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7120		Sq. Ft.	Site		0	70.	0.89	7									443,521						443,500	

IN PROCESS APPRAISAL SUMMARY

Legal Description										User Acct
										121193
										GIS Ref
										GIS Ref
										Insp Date
										08/02/18

USER DEFINED

Prior Id # 1:	121193
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/11/20	03:55:48
PRINT	
LAST REV	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT

Parcel ID										
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	281,100	0	7,120.	443,500	724,600	724,600	Year End Roll	12/18/2019
2019	101	FV	223,000	0	7,120.	443,500	666,500	666,500	Year End Roll	1/3/2019
2018	101	FV	215,500	0	7,120.	373,800	589,300	589,300	Year End Roll	12/20/2017
2017	101	FV	215,500	0	7,120.	342,100	557,600	557,600	Year End Roll	1/3/2017
2016	101	FV	215,500	0	7,120.	291,500	507,000	507,000	Year End	1/4/2016
2015	101	FV	210,300	0	7,120.	253,400	463,700	463,700	Year End Roll	12/11/2014
2014	101	FV	210,300	0	7,120.	234,400	444,700	444,700	Year End Roll	12/16/2013
2013	101	FV	210,300	0	7,120.	223,000	433,300	433,300		12/13/2012

SALES INFORMATION

TAX DISTRICT										PAT ACCT.	
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes		
	15650-195		6/1/1984		131,000	No	No	Y			

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/14/2017	888	Siding	18,900	C				
1/5/2017	10	Add Bath	14,500	O				
12/23/2004	1206	Redo Kit	25,000	C		G6	GR FY06	

ACTIVITY INFORMATION

Date	Result	By	Name
8/2/2018	Inspected	CC	Chris C
7/11/2018	MEAS&NOTICE	CC	Chris C
9/13/2017	Left Notice	DGM	D Mann
9/13/2017	Measured	DGM	D Mann
9/13/2017	Permit Visit	DGM	D Mann
11/12/2008	Meas/Inspect	345	PATRIOT
6/13/2005	Permit Visit	BR	B Rossignol
12/23/1999	Mailer Sent		
12/22/1999	Measured	163	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA / / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type: 6	Colonial			Full Bath: 1	Rating: Average												
Sty Ht: 2	2 - 2 Story			A Bath: 1	Rating:												
(Liv) Units: 1	Total: 1			3/4 Bath: 1	Rating: Good												
Foundation: 2	Conc. Block			A 3QBth: 1	Rating:												
Frame: 1	Wood			1/2 Bath: 1	Rating: Fair												
Prime Wall: 4	Vinyl			A HBth: 1	Rating:												
Sec Wall: 1	%			OthrFix: 1	Rating:												
Roof Struct: 1	Gable			OTHER FEATURES													
Roof Cover: 1	Asphalt Shgl			Kits: 1	Rating: Very Good												
Color: BLUE				A Kits: 1	Rating:												
View / Desir:				Fapl: 1	Rating: Average												
GENERAL INFORMATION				WSFlue: 1	Rating:												
Grade: C	Average			CONDOS INFORMATION													
Year Blt: 1949	Eff Yr Blt:			Location: 1													
Alt LUC:				Total Units: 1													
Jurisdict: G19	Fact: .			Floor: 1													
Const Mod:				% Own: 1													
Lump Sum Adj:				Name: 1													
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN					
Avg Ht/FL: STD				Phys Cond: AG - Avg-Good	26.	%		Exterior: 1		No Unit	RMS	BRS	FL				
Prim Int Wall: 2	Plaster			Functional: 1		%		Interior: 1		1	7	3	M				
Sec Int Wall: 1	%			Economic: 1		%		Additions: 1									
Partition: T	Typical			Special: 1		%		Kitchen: 2004 1									
Prim Floors: 3	Hardwood			Override: 1		%		Baths: 1									
Sec Floors: 4	Carpet	15	%	Total: 26.4		%		Plumbing: 1									
Bsmnt Flr: 5	Lino/Vinyl			CALC SUMMARY				Electric: 1									
Subfloor:				Basic \$ / SQ: 125.00				Heating: 1									
Bsmnt Gar:				Size Adj.: 1.34813833				General: 1									
Electric: 3	Typical			Const Adj.: 0.97844672				Totals: 1									
Insulation: 2	Typical			Adj \$ / SQ: 164.885													
Int vs Ext: S				Other Features: 97250													
Heat Fuel: 2	Gas			Grade Factor: 1.00													
Heat Type: 3	Forced H/W			NBHD Inf: 1.00000000													
# Heat Sys: 1				NBHD Mod: 1													
% Heated: 100				LUC Factor: 1.00													
Solar HW: NO	Central Vac: NO			Adj Total: 381779													
% Com Wall:	% Sprinkled:			Depreciation: 100790				Juris. Factor: 1.00		Before Depr:	164.89						
				Deprecated Total: 280989				Special Features: 0		Val/Su Net:	119.68						
								Final Total: 281000		Val/Su SzAd:	186.84						
MOBILE HOME				Make: 1													
SPEC FEATURES/YARD ITEMS				Model: 1													
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
More: N																	
				Total Yard Items:					Total Special Features:								
				Total:													
IMAGE 																	
AssessPro Patriot Properties, Inc																	